



Lionel Avenue, Wendover, Buckinghamshire, HP22 6LL

 **Christopher Pallet**
Professional advice since 1973

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Wendover,
Buckinghamshire,
HP22 6LL

Offers In Excess Of £795,000
Freehold

Christopher Pallet are delighted to present to the market this absolutely stunning four-bedroom semi-detached home. The versatile accommodation begins with a light-filled entrance hall that sets the tone for the rest of the home. The family room has a bay window flooding the room with light, the sitting room provides a perfect spot for family gathering as it leads to the dining room over looking the rear. The modern kitchen has been upgraded which boasts high-end appliances and stylish finishes. A convenient utility room adds to the home's functionality. Upstairs, the first floor comprises three spacious bedrooms and a beautifully appointed family bathroom. The master bedroom, located on the second floor, offers a private retreat with an ensuite shower room, providing a luxurious escape at the end of the day. The generous rear garden backs onto Wendover allotments, offering a peaceful and picturesque view. Additionally, the property features driveway parking at the front for several vehicles, ensuring convenience for homeowners and guests alike. This beautifully presented home combines timeless 1930s charm with modern upgrades and a prime location. Don't miss the opportunity to make this exquisite property your own.

Wendover is a sought after village at the foot of the Chiltern Hills with a picturesque village centre. There are a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes.





1930's style family home with modern additions offering versatile accommodation

On The Ground Floor

The front door opens to the light and airy hallway with wood effect flooring and stairs to first floor. The family room is on the left with a bay window to front flooding the room with light, fire place with storage cupboard and shelving to the alcoves. The sitting room is to the rear with log burner to the fireplace, wood effect flooring extending to the dining room which has two sets of patio doors opening to the rear garden. The kitchen has a range of units providing space with quartz worktops over, integrated appliances where fitted, walk in pantry, window to rear and door to the side. The utility room provides additional storage and houses the gas boiler.

On The First Floor

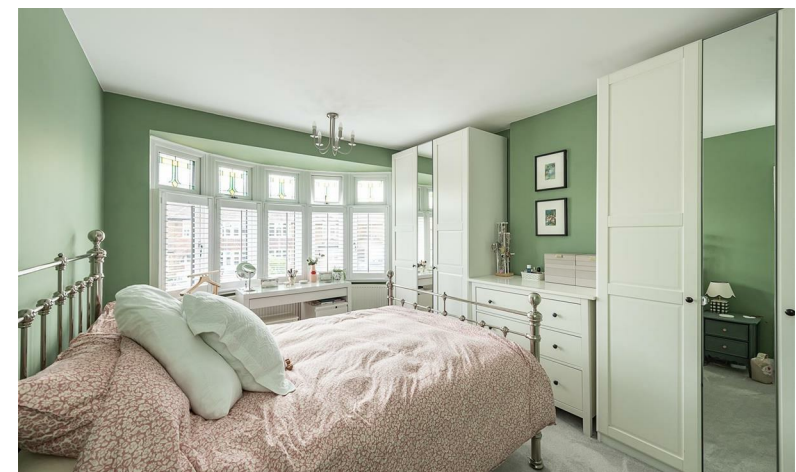
The first floor landing allows access to all the first floor rooms, the airing cupboard and the stairs to the second floor. There are two double bedrooms on this floor with the third being a single. The bathroom has been updated and provides a three piece white suite.

On The Second Floor

This bedroom provides generous space with eaves storage, a loft space, far reaching views to the rear of the allotments and beyond. The ensuite shower has a white three piece suite.

Outside

The rear garden has an extensive paved patio seating area which extends to the level lawn with flowering plant beds to either side, an additional seating area with steps down to the garden shed. There is gated side access to the front. The driveway has been block paved with a red robin planted hedge border.



Directions

Leave Wendover High street at the clock tower proceed on to Aylesbury road and then turn left into Lionel Avenue and the property is located on the right hand side. Council Tax Band E

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



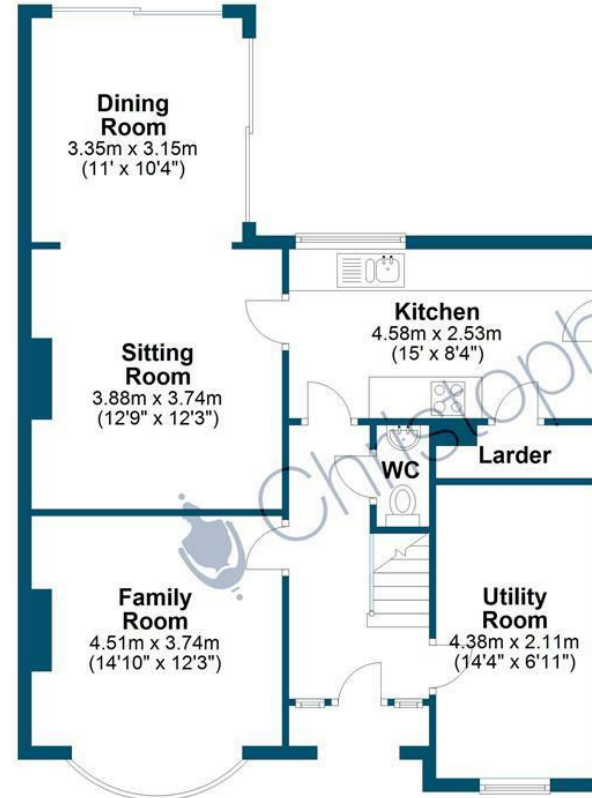
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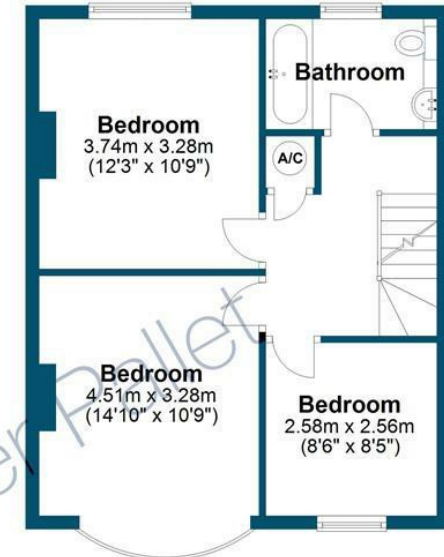
Ground Floor

Approx. 73.7 sq. metres (793.4 sq. feet)



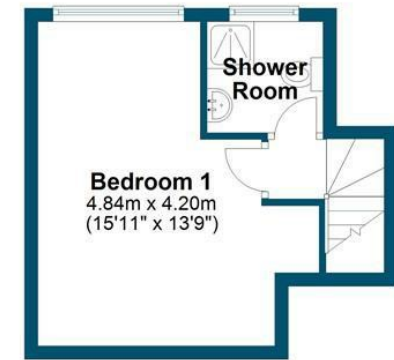
First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Second Floor

Approx. 22.1 sq. metres (237.6 sq. feet)



Total area: approx. 140.2 sq. metres (1509.2 sq. feet)
For illustration purposes only - not to scale



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